



Brockwell Place Crawcrook

- Semi Detached House
- Three Bedrooms
- Kitchen Diner
- Driveway & Rear Garden
- No Onward Chain

OIRO £ 250,000



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1 Brockwell Place

Crawcrook, N40 4FH

THIS IMMACULATE SEMI-DETACHED HOUSE LOCATED IN A HIGHLY SOUGHT-AFTER AREA, PERFECT FOR FIRST-TIME BUYERS AND FAMILIES ALIKE. THIS LOVELY HOME OFFERS COMFORTABLE MODERN LIVING, STARTING WITH ITS BRIGHT AND SPACIOUS RECEPTION ROOM, FINISHED WITH LARGE WINDOWS THAT LET IN AN ABUNDANCE OF NATURAL LIGHT, CREATING A WARM AND INVITING ATMOSPHERE FOR RELAXING OR ENTERTAINING GUESTS.

THE PROPERTY BOASTS A STYLISH KITCHEN EQUIPPED WITH DINING SPACE, SOME INTEGRATED APPLIANCES, AND STUNNING BI-FOLD DOORS THAT OPEN ONTO THE ENCLOSED REAR GARDEN – IDEAL FOR SUMMER BARBECUES OR SIMPLY ENJOYING THE OUTDOORS WITH PEACE OF MIND FOR CHILDREN AND PETS. YOU WILL ALSO FIND THE CONVENIENCE OF A DOWNSTAIRS WC JUST OFF THE MAIN LIVING AREAS.

UPSTAIRS, THERE ARE THREE WELL-SIZED BEDROOMS, PERFECT FOR GROWING FAMILIES. THE MAIN BEDROOM PROVIDES A TOUCH OF LUXURY WITH ITS DOUBLE SIZE AND EN-SUITE FACILITIES, WHILE THE SECOND IS ALSO A COMFORTABLE DOUBLE, AND THE THIRD MAKES AN IDEAL SINGLE ROOM FOR A CHILD, HOME OFFICE, OR GUEST ROOM. THE BATHROOM BENEFITS FROM A HEATED TOWEL RAIL, ADDING THAT LITTLE EXTRA COMFORT TO YOUR DAILY ROUTINE.

PRACTICALITY IS WELL CATERED FOR, WITH OFF-STREET PARKING MAKING COMING AND GOING A BREEZE AND THE ATTRACTIVE REAR GARDEN OFFERING AN IDEAL SPACE FOR RELAXATION OR PLAY. OFFERED WITH NO ONWARD CHAIN, THIS MOVE-IN-READY HOME ENSURES A SMOOTH AND STRAIGHTFORWARD PURCHASE PROCESS. DON'T MISS YOUR CHANCE TO MAKE THIS IMMACULATE HOUSE YOUR NEXT HOME – ARRANGE A VIEWING TODAY!

The accommodation:

Entrance:

Composite door to the front, under stairs storage and radiator.

WC:

UPVC window, low level wc, wash hand basin and radiator.

Lounge: 15'8" 4.78m x 11'3" 3.43m

Two UPVC windows and radiator.

Kitchen Diner: 16'5" 5.00m x 9'0" 2.74m

UPVC window, UPVC Bi folding doors to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated five burner gas hob, electric double oven, fridge freezer and dishwasher, dining space and radiator.

First Floor Landing:

Storage.

Bedroom One: 11'11" 3.63m x 10'7" 3.22m

UPVC window and radiator.

En Suite:

UPVC window, large walk in shower cubicle, low level wc, vanity wash hand basin, pat tiled and heated towel rail.

Bedroom Two: 9'3" 2.82m x 9'2" 2.79m

UPVC window and radiator.

Bedroom Three: 9'1" 2.77m x 6'11" 2.11m

UPVC window and radiator.

Bathroom:

UPVC window, bath with shower over, low level wc, vanity wash hand basin, part tiled and heated towel rail.

Externally:

There is a garden to the rear and to the front a driveway providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: OTHER

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: B

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

